

QUITCLAIM DEED
With Covenant

037767

Know all by these Presents,

NO TRANSFER
TAX PAID

28-20-2

That The City of Waterville,
a municipal corporation organized and existing under the laws of the State of Maine
and located at Waterville in the County of Kennebec and State of Maine in consideration
of \$1.00 and other good and sufficient consideration

paid by Waterville Sewerage District

whose mailing address is 353 Water Street
Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, and
convey, and forever quit-claim unto the said Waterville Sewerage District
its heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND situated on the easterly and southeasterly side of Water Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the intersection of the easterly right of way line of said Water Street and the northeasterly line of the land described in the deed of the City of Waterville to the Kennebec Sanitary Treatment District, said deed dated November 19, 1973 and recorded in the Kennebec County Registry of Deeds Book 1699, Page 194; thence by the following courses and distances, to wit:

In a general northerly direction along said right of way line, following a curve to the left with a radius of Three Hundred Thirty and 00/100ths (330.00) feet and with a central angle of Sixteen Degrees, Zero Minutes, Seven Seconds ($16^{\circ} - 00' - 07''$), an arc distance of Ninety-two and 16/100ths (92.16) feet to an iron rod set at a point of tangency on said right of way line; thence

North Ten Degrees, Fifty-eight Minutes, Thirty-nine Seconds East ($N 10^{\circ} - 58' - 39'' E$) along the easterly right of way line of said street, a distance of One Hundred Thirty-nine and 00/100ths (139.00) feet to an iron rod set at a point of curvature on said right of way line; thence

In a general northerly direction along said right of way line, following a curve to the right with a radius of One Hundred Seventy and 00/100ths (170.00) feet and with a central angle of Thirty-

Waterville Sewerage District

five Degrees, Zero Minutes, Zero Seconds ($35^{\circ}-00'-00''$), an arc distance of One Hundred and Three and $85/100$ ths (103.85) feet to an iron rod set at a point of tangency on said right of way line; thence

North Forty-five Degrees, Fifty-eight Minutes, Thirty-nine Seconds East ($N 45^{\circ}-58'-39'' E$) along the southeasterly right of way line of said street, a distance of Seventy-seven and $14/100$ ths (77.14) feet to an iron rod set at the intersection of said right of way line with the southwesterly line of the easement taken by the Commissioners of Kennebec County for the benefit of the Kennebec Water District in April of 1905 as a right of way for a water main, see Kennebec County Commissioners' Record Book 16, Page 174; thence

South Thirty-seven Degrees, Twenty-eight Minutes, Twenty Seconds East ($S 37^{\circ}-28'-20'' E$) along the southwesterly line of said easement and along the southwesterly line of the land described in the deed of the grantor herein to the grantee herein, said deed dated August 5, 1998 and recorded in said Registry of Deeds Book 5703, Page 31, a distance of Thirty and $85/100$ ths (30.85) feet to a monument found on said line; thence

South Thirty-seven Degrees, Thirteen Minutes, Thirty Minutes, Thirty-seven Seconds East ($S 37^{\circ}-13'-37'' E$) along the south westerly line of the land owned by the grantee herein and along the line of said Water District right of way, a distance of Forty-six and $63/100$ ths (46.43) feet to an iron rod set at the high water line of the Kennebec River; thence

In a general southerly direction along the high water line of said river, a distance of Three Hundred Seventy-seven (377) feet, more or less, to an iron rod set at said high water line on the northeasterly line of the land owned by the Kennebec Sanitary Treatment District; the tie line bearing and distance between the iron rod called in Paragraph 6 and the iron rod called in this paragraph is South Twenty-seven Degrees, Zero Minutes, Fifty-one Seconds West ($S 27^{\circ}-00'-51'' W$), Three Hundred Sixty-nine and $37/100$ ths (369.37) feet; thence

North Fifty-nine Degrees, One Minute, Twenty-one Seconds West ($N 59^{\circ}-01'-21'' W$) along the northeasterly line of the land owned by said Treatment District, a distance of Forty-six and $39/100$ ths (46.39) feet to the iron rod set at the point of beginning.

Together with a right of way, as now located and traveled, Sixty (60) feet wide for the purpose of ingress and egress and for the purpose of installing utilities; said right of way to run in a general southerly direction from the end of the public way known as Water Street in the private road, also known as Water Street, to and along the above described lot.

The above described parcel contains Thirty-four thousand, Nine Hundred Sixty-three (34,963) square feet, more or less, or Zero and $803/1000$ ths (0.803) acres and is the same labeled, "Parcel to be Conveyed" on a survey entitled, "Plan of Property to be Conveyed to Waterville Sewerage District," dated 12/98 by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132. All iron rods called as "set" in the foregoing description are $\frac{1}{2}$ inch rebar, capped and labeled.

Being a portion of the premises described in the deed of Frederick Poulin et al. to the City of Waterville, said deed dated March 13, 1947 and recorded in the Kennebec County Registry of Deeds Book 843, Page 450.

28-20:

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said Waterville Sewerage District

its successors and assigns forever.

And does **covenant** with the said grantee, its heirs and assigns, that it will warrant and forever defend the premises against the lawful claims and demands of all persons claiming by, through, or under it

In Witness Whereof, the said City of Waterville has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Nelson Madore, Mayor

hereunto duly authorized this 17th day of March, its
on the year one thousand nine hundred and 99

Signed, Sealed and Delivered
in presence of

By

State of Maine,

Kennebec } ss

March 17 1999

Then personally appeared the above named Mayor of the City of Waterville as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of the City of Waterville.

Before me,

Notary Public
Arlene Strahan

RECEIVED KENNEBEC SS.

1999 DEC 29 AM 11:19

ATTEST:
REGISTER OF DEEDS

